



PROPERTY DESCRIPTION

Vision Commercial Advisors is pleased to offer for sale a freestanding office building in Woodstock, GA, situated just off Highway 92 near I-575. The two-story building includes elevator access and offers a versatile layout suited to a range of service-based businesses. The main level features 12 private offices, a break room, and a spacious conference/training room, all anchored by an inviting reception area. The second floor, accessible via its own elevator and stairwell, has been opened up into a large bullpen-style workspace complete with a conference room, break area, and two private offices. This property is well suited to financial services firms and other professional service businesses seeking a polished work environment. The location offers convenient parking and walkable access to the nearby trail system slated for future connection to the Silver Comet Trail. Second-floor restrooms include showers, a nice amenity for an active workforce. The current tenant's lease expires next year, and they've expressed interest in renewing on the first floor under a new lease. Showings by appointment only — please do not disturb the tenant.

PROPERTY HIGHLIGHTS

- Sale Price: \$2,089,000 (\$250/RSF)
- ±8,356 RSF Freestanding Office Building
- Two Floors | Elevator & Stair Access
- Built 2002 | Masonry Construction
- Main Level: 12 Offices & Reception Area
- Large Conference / Training Room
- Break Room on Each Level
- Second Floor: Its Own Separate Access
- Bull Pen, Conference Room & 2 Offices
- Second Floor Restrooms with Showers
- 0.68 AC Site | Zoning: DT-GC in Woodstock
- 26 Surface Parking Spaces
- Signage on Hwy 92 Monument
- Trail System | Future Silver Comet Link

The information provided herein is deemed reliable but is not warranted. Any information important to you or another party should be independently confirmed within an applicable due diligence period.

RECEPTION & CONFERENCE

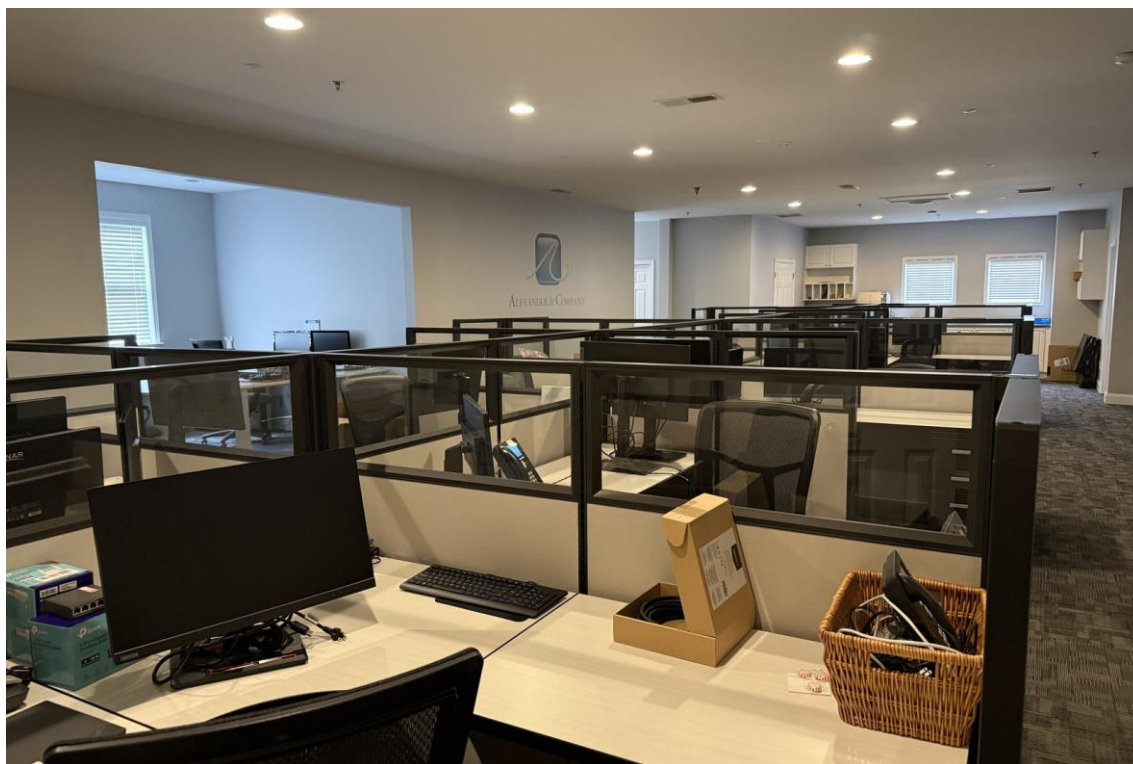


Wood-paneled reception lobby



Large training / conference room

OPEN WORK AREAS



Open work area with modular workstations



Second open work area

PRIVATE OFFICES



Private office with seating area



Private office



Executive corner office — hardwood floors and crown molding

PRIVATE OFFICE & BREAK AREA



Private office

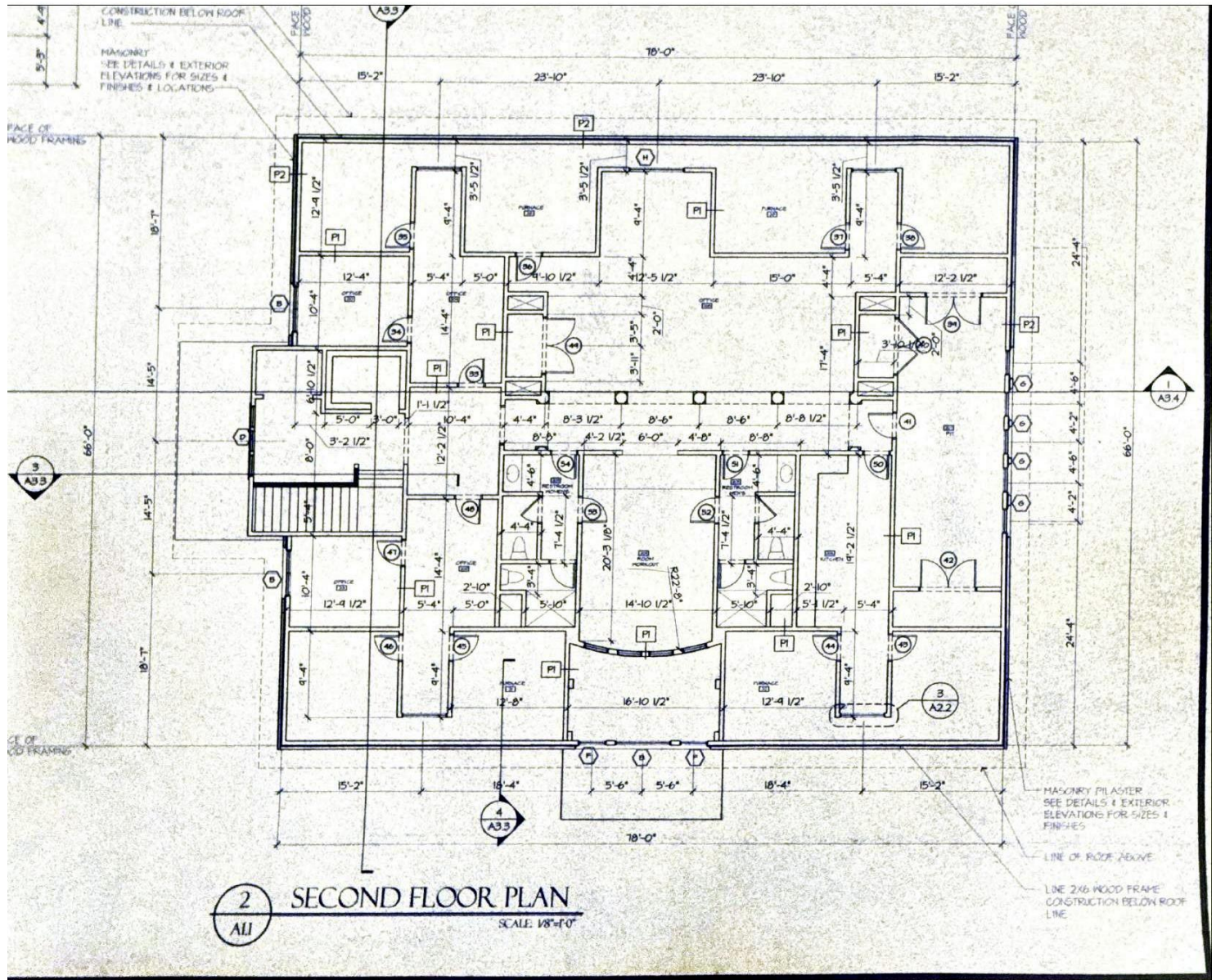


Kitchen and break area

[illegible]

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SECOND FLOOR PLAN



Architectural plan. Dimensions to be verified by Buyer.

[illegible]

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PROFESSIONAL BACKGROUND

David Hacker is Principal Broker who leads the Vision team with over 32 years of experience in commercial real estate with brokerage licenses in Georgia, North Carolina and Florida. In 1994 David began working with Gearon & Company of Atlanta, one of the fastest growing companies in America at the time. As a site acquisition specialist in wireless network development, he successfully negotiated many ground leases in the Southeast and was quickly promoted into zoning management, project management and business development until leaving the company in 2002 for a career in commercial real estate in Atlanta. In 2006, he founded Vision Commercial Advisors and has seen consistent growth in sales and leasing through strong work ethic and attention to customer service. He is a CCIM (Certified Commercial Investment Member) and a member of the Atlanta Commercial Board of Realtors. Happily married with 6 children, David enjoys travel, reading, music, songwriting, hiking, public speaking and most of all spending time with his family.

MEMBERSHIPS

Certified Commercial Investment Member, Atlanta Commercial Board of Realtors, National Association of Realtors, International Council of Shopping Centers

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